

**TOWN OF YORKTOWN  
PLANNING BOARD**

---

Albert. A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone: (914) 962-6565, Fax: (914) 962-3986

---

**PUBLIC MEETING AGENDA  
ALBERT A. CAPELLINI COMMUNITY & CULTURAL CENTER  
NUTRITION CENTER ROOM**

1974 Commerce Street, Yorktown Heights, NY 10598

**June 27, 2022  
7:00 PM**

- 1. Correspondence**
- 2. Meeting Minutes – June 13, 2022**

**REGULAR SESSION**

**3. McDonald's Restaurant**

**Request for 1st One-Year Time Extension**

*Location:* 36.05-1-10; 3481 Crompond Road

*Contact:* Brown Altman & DiLeo, LLP

*Description:* Approved amended site plan to add 886 square foot addition for storage space and second drive-thru line by Resolution #21-15 dated June 14, 2021.

**4. Nantucket Sound Sons**

**Request for 1st One-Year Time Extension**

*Location:* 37.18-2-86; 385 Kear Street

*Contact:* Site Design Consultants

*Description:* Approved three-story, 8,100 sf building consisting of 2,500 square foot retail use on the first floor and two upper floors of 2,800 square foot, and 3 apartments each on 0.36 acres in the C-2R zone by Resolution #21-14 dated August 9, 2021.

**5. Atlantic Appliance**

**Request for 2nd One-Year Time Extension**

*Location:* 37.15-1-31 & 35; 2010 Maple Hill Street

*Contact:* Site Design Consultants

*Description:* Approved site plan for a two-story, 25,720 sf building on 5 acres in the C-2 and C-4 zones by Resolution #20-10 dated July 13, 2020.

**6. Bellamy Subdivision**

**Decision Statement**

*Location:* 37.10-1-38; 379 Hallocks Mill Road

*Contact:* Burns Engineering Services, P.C.

*Description:* Proposed 2-lot Subdivision on 1.417 acres in the R1-20 zone.

**WORK SESSION**

**7. Lakeview Estates Lot 6**

**Discussion Site Plan**

*Location:* 47.11-1-15; 1102 Gambelli Drive

*Contact:* Gregg Chappell

*Description:* Proposed residence on the last subdivision lot in the Lakeview Estates subdivision.

**8. Volta Charging Stations at Staples Plaza**

**Discussion Site Plan**

*Location:* 36.06-2-76; 3333 Crompond Road

*Contact:* Cuddy & Feder

*Description:* Two electric vehicle charging stations to be located in existing curbed islands adjacent to existing parking spaces.

**9. Shrub Oak International School**

**Discussion Amended Site Plan**

*Location:* 26.05-1-4; 3151 Stony Street

*Contact:* DTS Provident Design Engineering

*Description:* Proposed amendments to the approved site plan and stormwater permit.

**10. Dell Avenue Solar Project**

**Discussion Site Plan & Special Use Permit**

*Location:* 70.05-1-2; Dell Avenue

*Contact:* Zarin & Steinmetz

*Description:* Proposed 3,625 kWac fixed tilt ground mount solar array and 3.7 MW (Tier 2) battery energy storage system.

**Last revised: June 23, 2022**